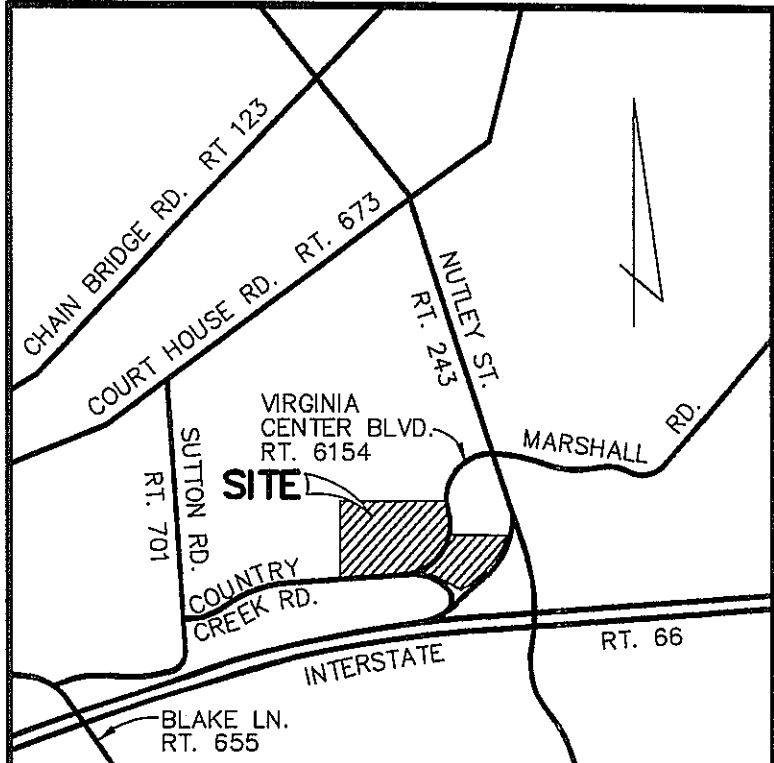
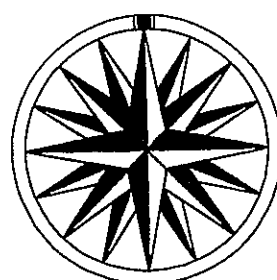
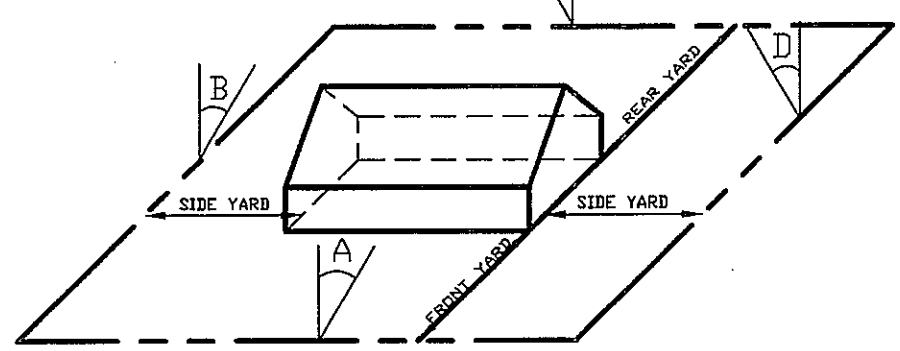
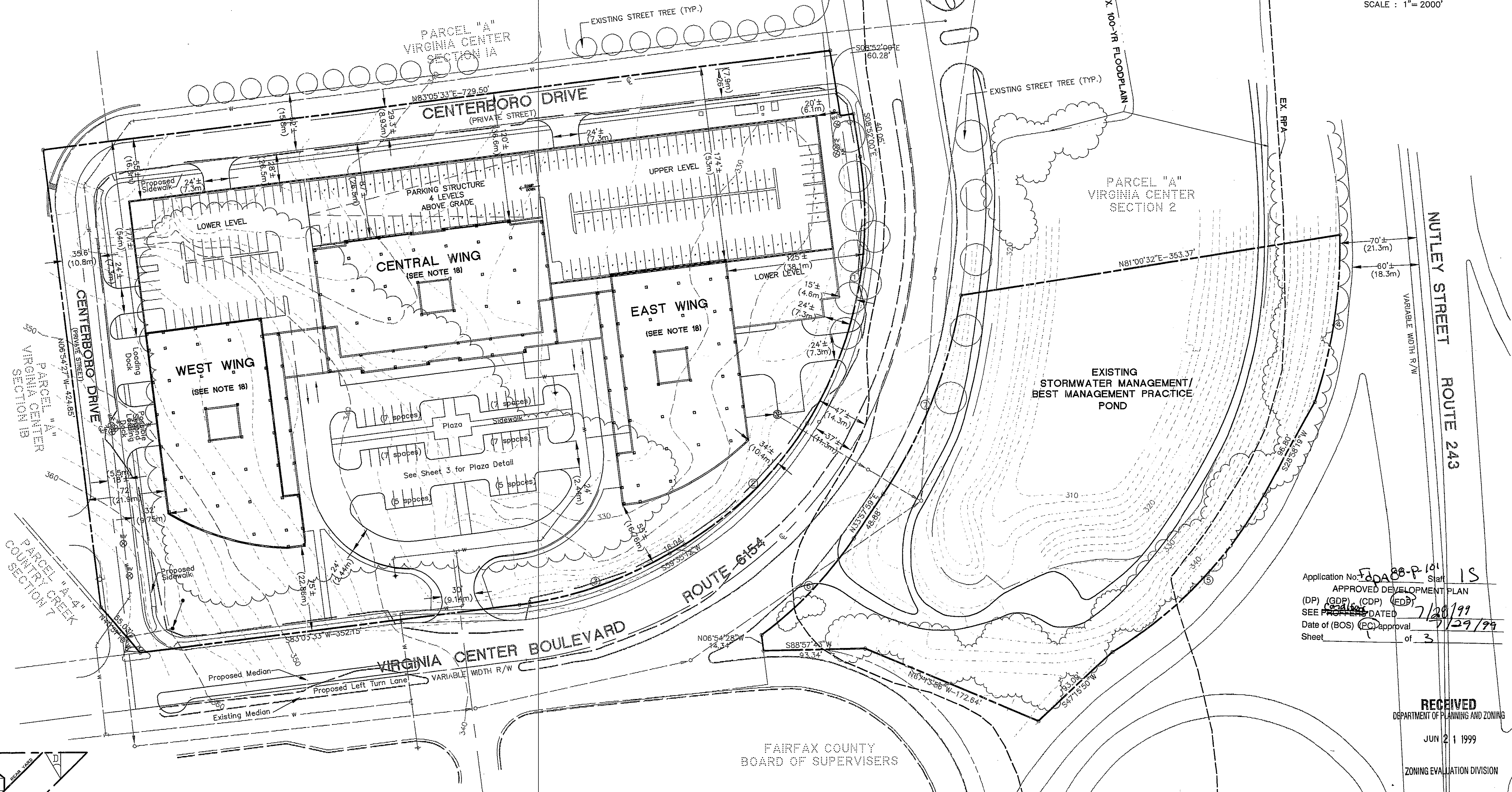


CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	362.28'	40°27'12"	255.77'	133.48'	250.49'	S11°21'36"W
2	328.08'	28°00'00"	160.33'	81.80'	158.74'	S45°35'12"W
3	358.26'	23°30'21"	146.98'	74.54'	145.95'	S71°20'23"W
4	465.46'	19°15'57"	156.51'	79.00'	155.78'	S08°37'27"W
5	385.13'	30°22'35"	204.18'	104.55'	201.80'	S44°09'37"W
6	362.71'	19°31'23"	123.59'	62.40'	122.99'	N43°43'41"E
7	456.26'	24°51'10"	197.91'	100.54'	196.36'	N21°32'24"E



VICINITY MAP
SCALE: 1" = 2000'



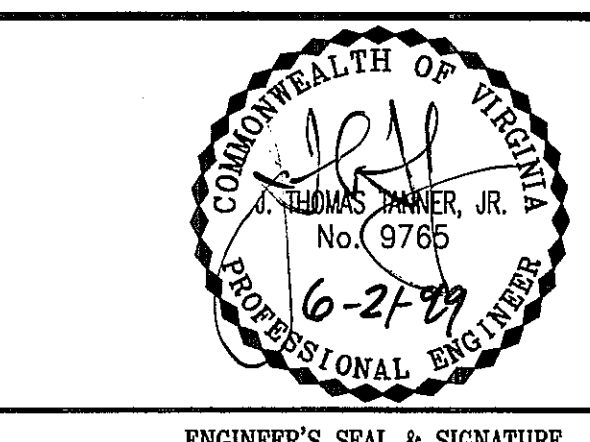
ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH 120' HEIGHT
NOTE: THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-4 DISTRICT REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED DEVELOPMENT PROGRAM AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

- LEGEND**
- W — EXISTING WATER MAIN
 - W — PROPOSED WATER MAIN
 - S — EXISTING SANITARY SEWER
 - S — PROPOSED SANITARY SEWER
 - LIMITS OF CLEARING AND GRADING

(NOTE: In the event of a conflict between existing or proposed landscaping and VDOT required sight-distance, the VDOT required sight-distance will supersede landscaping.)

Application No. **500A08-P-101** Staff **LS**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROGRESS DATED **7/28/99**
Date of (BOS) (EC) approval **7/29/99**
Sheet **1** of **3**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 21 1999
ZONING EVALUATION DIVISION



Rev. 5/3/99
Rev. 6/1/99
Rev. 6/18/99

Dewberry & Davis
Engineers
Planners
Surveyors
Landscape
Architects
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

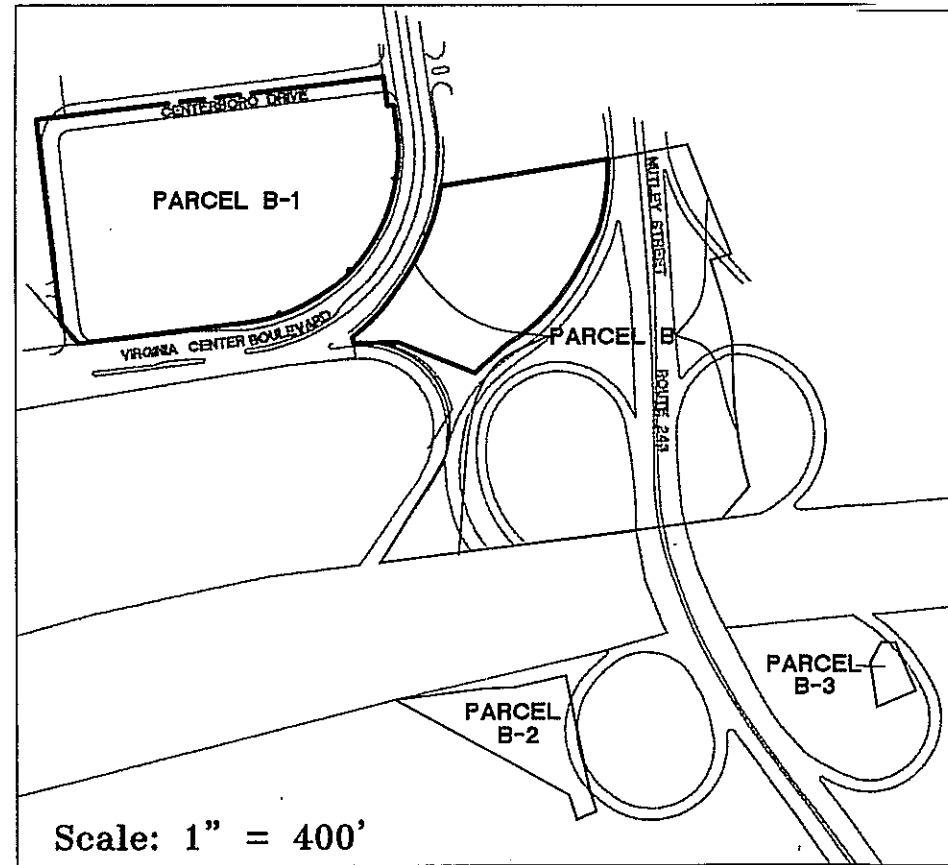
FINAL DEVELOPMENT PLAN AMENDMENT

VIRGINIA CENTER

PROVIDENCE DISTRICT

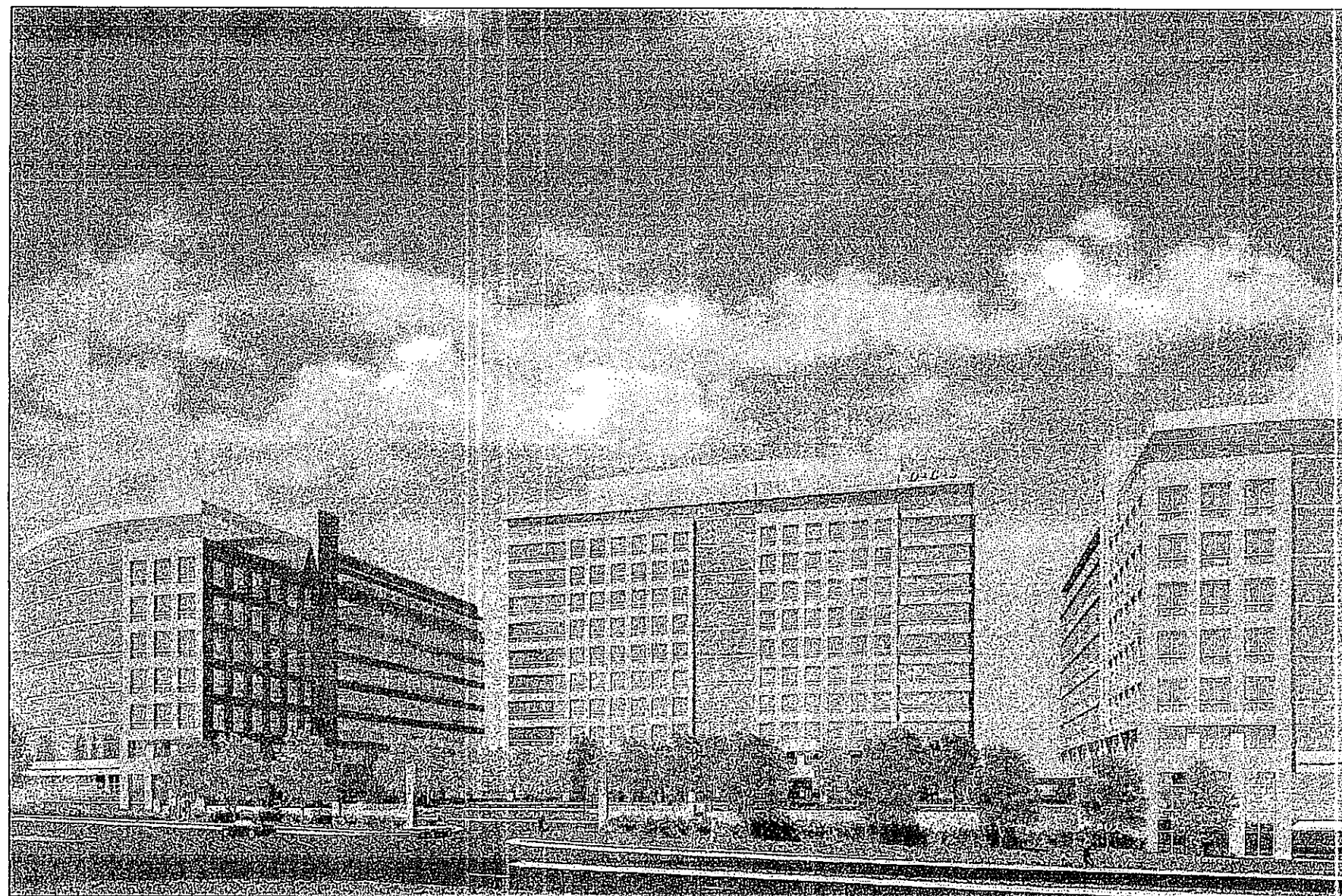
FAIRFAX COUNTY, VIRGINIA

M-9976



ORIGINAL LAND AREA OF PDC
RZ 88-P-101

Parcel B	10.38 Acres
Parcel B-1	7.45 Acres
Parcel B-2	1.12 Acres
Parcel B-3	0.18 Acres
TOTAL	19.13 Acres



PROPOSED ARCHITECTURAL ELEVATION

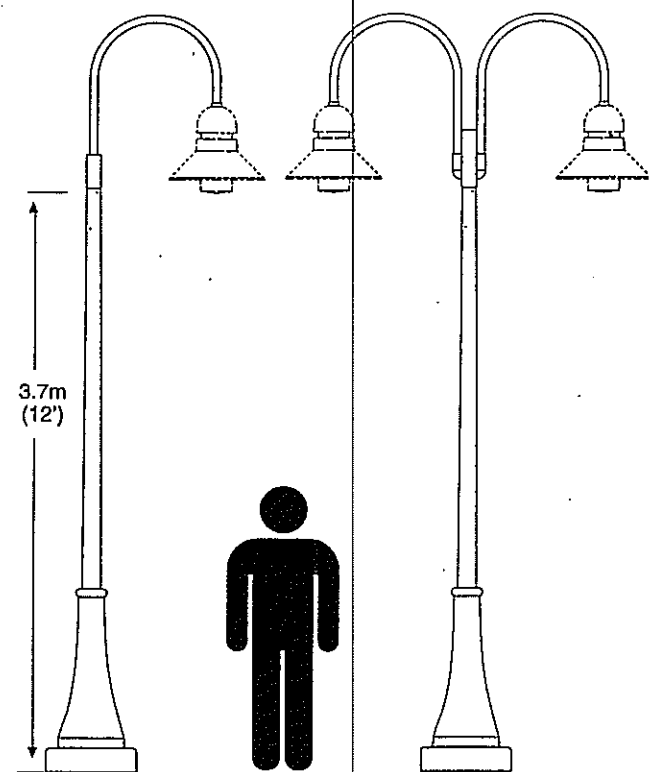
NOTE: THE ARCHITECTURAL ELEVATION AND TYPICAL LIGHTING DETAIL ARE PRELIMINARY
AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

TABULATION:

ORIGINAL AREA OF RZ 88-P-101	19.13± AC
AREA OF FDPA	10.39± AC*
EXISTING/PROPOSED ZONING	PDC
CURRENTLY APPROVED/PROPOSED MAXIMUM GROSS FLOOR AREA	650,000 SF
CURRENTLY APPROVED/PROPOSED FLOOR AREA RATIO (FAR)	0.78**
MAXIMUM HEIGHT OF BUILDINGS (SEE NOTE 18)	190 FT
12 STORIES AND PENTHOUSE	
PARKING SPACES REQUIRED (OFFICE USE ONLY)	1690
PARKING SPACES PROVIDED	2275±
SURFACE SPACES	38±
GARAGE SPACES	2237±
OPEN SPACE REQUIRED	15%
OPEN SPACE PROPOSED	35%

* SEE NOTE 3.

** BASED ON ORIGINAL LAND AREA OF 19.13 ACRES.



TYPICAL LIGHTING

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 48-2 ((1)) 1A.

THE FDPA ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO CHANGE THE FOOTPRINT OF THE PROPOSED OFFICE BUILDING(S). THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN REPRESENTS TWO (2) PROPOSED OFFICE BUILDINGS. THE AMENDMENT PROPOSES THREE (3) BUILDING WINGS THAT WILL BE ATTACHED TO ONE ANOTHER. THERE IS NO CHANGE PROPOSED TO THE CURRENTLY APPROVED 650,000 SQUARE FEET OF GROSS FLOOR AREA.
- A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE DOCUMENT.
- THE LAND AREA OF THIS FDPA IS 10.39± ACRES. THE ORIGINAL LAND AREA OF RZ 88-P-101 WAS 19.13± ACRES. THE BALANCE OF THE LAND AREA BETWEEN THE ORIGINAL 19.13± ACRES AND THE CURRENT 10.39± ACRES HAS BEEN DEDICATED FOR ADJACENT ROAD IMPROVEMENTS IN ACCORDANCE WITH APPROVED PROFFERS.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY BY DEWBERRY & DAVIS.
- THE PRIMARY USE OF THE PROPOSED BUILDING(S) WILL BE OFFICE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT THE FOLLOWING PRINCIPAL, SECONDARY AND ACCESSORY SERVICE USES, WHICH WERE PREVIOUSLY APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 88-P-101, MAY ALSO BE ESTABLISHED IN THE BUILDING(S):
 - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.
 - CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.
 - COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS.
 - EATING ESTABLISHMENTS.
 - ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
 - FAST FOOD RESTAURANTS.
 - FINANCIAL INSTITUTIONS.
 - HEALTH CLUBS.
 - INSTITUTIONAL USES (GROUP 3).
 - MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS.
 - OFFICES.
 - PERSONAL SERVICE ESTABLISHMENTS.
 - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
 - PUBLIC USES.
 - QUICK-SERVICE FOOD STORES.
 - REPAIR SERVICE ESTABLISHMENTS.
 - RETAIL SALES ESTABLISHMENT.
 - THEATRES.
- THE COMBINED TOTAL GROSS FLOOR AREA OF ALL OF THE ABOVE-NOTED "SECONDARY" USES WILL NOT EXCEED 50,000 SQUARE FEET. PARKING FOR SAID USES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- STORMWATER MANAGEMENT (SWM) DETENTION AND BEST MANAGEMENT PRACTICES (BMPs) FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN THE EXISTING SWM/BMP FACILITY THAT IS LOCATED ON THE PORTIONS OF PARCEL 1A AND PARCEL A THAT ARE LOCATED ON THE EASTERN SIDE OF VIRGINIA CENTER BOULEVARD.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

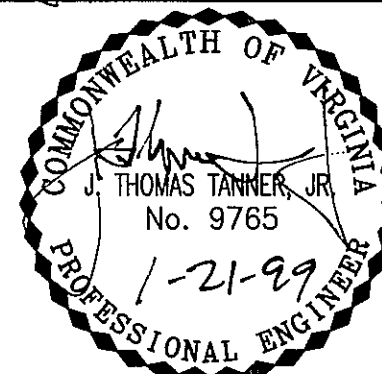
ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL ALSO BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- LASTLY, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES AND LOADING SPACES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN ARTICLE 11.
- THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE WHICH CURRENTLY EXIST THAT WERE PROFFERED AND APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 88-P-100 AND RZ 88-P-101.
- SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SUBJECT PROPERTY AS SHOWN ON THE GRAPHIC.
- THERE IS A FLOODPLAIN AND RELATED RESOURCE PROTECTION AREA (RPA) ON THE EASTERN PORTION OF THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. GIVEN THE ISOLATION OF THE FLOODPLAIN AND ITS SEPARATION FROM THE FLOODPLAIN AND STREAM VALLEY TO THE SOUTH BY THE INTERCHANGE AND TRAVEL LANES OF INTERSTATE 66, THERE IS NO RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC). THERE IS NO PROPOSED CHANGE TO THE FLOODPLAIN OR RPA WITH THE PROPOSED DEVELOPMENT PROGRAM FOR THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THERE IS A THIRTY-FIVE (35) FOOT TRANSITIONAL SCREENING YARD AND BARRIER REQUIRED ALONG THE WESTERN, NORTHERN AND NORTHEASTERN BOUNDARIES WHERE THE SUBJECT PROPERTY ABUTS SINGLE FAMILY ATTACHED DWELLINGS. A WAIVER OF THESE REQUIREMENTS IS HEREBY REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE IN FAVOR OF THE PROPOSED LANDSCAPING REPRESENTED ON THE GRAPHIC. SUCH A WAIVER WAS PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS IN CONJUNCTION WITH ITS APPROVAL OF RZ 88-P-101.
- THE SHAPES AND SIZES OF THE FOOTPRINTS OF THE BUILDINGS SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND DESIGN. THE GROSS FLOOR AREA AND BUILDING HEIGHT(S) PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC AND THE OPEN SPACE REPRESENTED IN THE TABULATION ARE TO BE DEEMED MINIMUMS.

THE APPLICANT RESERVES THE RIGHT TO DEVELOP LESS GROSS FLOOR AREA THAN THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINTS AND ASSOCIATED NUMBER OF PARKING SPACES MAY BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT FURTHER RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS MAY BE REDUCED.
- IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING STRUCTURES, SIDEWALKS/TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. NO DENSITY OR FLOOR AREA BONUS IS REQUESTED. IT IS TO BE UNDERSTOOD THAT THE BUILDING(S) MAY HAVE CELLAR SPACE(S) THE USE OF WHICH WILL BE PARKED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.
- IT IS TO BE UNDERSTOOD THAT THE NUMBER OF STORIES IN EACH OF THE BUILDING WINGS MAY VARY. IN NO INSTANCE WILL THE NUMBER OF STORIES IN ANY WING EXCEED TWELVE (12). IN NO INSTANCE WILL ANY WING HAVE LESS THAN FOUR (4) STORIES, AND IN NO INSTANCE WILL THE WEST WING BE GREATER THAN TEN (10) STORIES IN HEIGHT.

THE BUILDING PROGRAM WILL BE CONFINED TO THE LIMITS OF THE BUILDING FOOTPRINTS REPRESENTED ON THE GRAPHIC AND TO THE MAXIMUM GROSS FLOOR AREA THAT IS REPRESENTED IN THE TABULATION. THE DECISION ON THE EXACT BUILDING PROGRAM, I.E. THE NUMBER OF STORIES IN EACH WING, WILL BE MADE BASED ON MARKET CONDITIONS AT THE TIME OF CONSTRUCTION OF THE BUILDINGS.
- THE MAXIMUM HEIGHT OF THE BUILDING WINGS WILL BE AS REPRESENTED IN THE TABULATION. IT IS TO BE UNDERSTOOD THAT EACH OF THE BUILDING WINGS WILL HAVE A PENTHOUSE, THE HEIGHT OF WHICH WILL BE INCLUDED WITHIN THE MAXIMUM HEIGHT PRESENTED IN THE TABULATION AND WHICH, BASED ON FINAL DESIGN, MAY OCCUPY AN AREA UP TO 60% OF THE TOTAL ROOF AREA.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIGNS, FLAGPOLES, SIDEWALKS/TRAILS, PLAZAS, BENCHES, TABLES, WALLS, FENCES, GATES AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.
- TRAILS/SIDEWALKS HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND AS REPRESENTED ON THE GRAPHIC.
- A FINAL DEVELOPMENT SCHEDULE IS NOT KNOWN AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 STORED ON THE PROPERTY; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USES AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REFERENCED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

Application No. FDPA 88-P-101 Staff IS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE 6-21-99 DATED 7/28/99 BY 6-21-99 Rev. 6/18/99
Date of (BOS) 6-21-99 approval 7/29/99 6-21-99 Rev. 6/1/99
Sheet 2 of 3 5-03-99 Rev. 5/3/99



ENGINEER'S SEAL & SIGNATURE

Engineers
Planners
Surveyors
Landscape
Architects
Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

FINAL DEVELOPMENT PLAN AMENDMENT
VIRGINIA CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC
DESIGNED BY Others
CHECKED BY PGY
DATE 1/21/99 *
SCALE As shown
PLAN NUMBER
ZONED
SHEET 2 of 3
FILE NUMBER M-9976

VIRGINIA
CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

Scale: 1" = 30'-0"

REVISIONS

4.	FDPA - RESUBMISSION	06/18/99
3.	FDPA - RESUBMISSION	05/28/99
2.	FDPA - RESUBMISSION	04/28/99
1.	FDPA	01/22/99

No.	Description	Date
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FDPA
LANDSCAPE
PLAN

Application No. FDPA 88-P-101 Staff IS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFILES DATED 7/28/99
Date of (BOS) (EC) approval 7/29/99
Sheet 3 of 3

Drawing Title

Project Number 98084
Drawn By ISG
Checked By SS

Sheet No. 3 of 3



CENTERBORO DRIVE

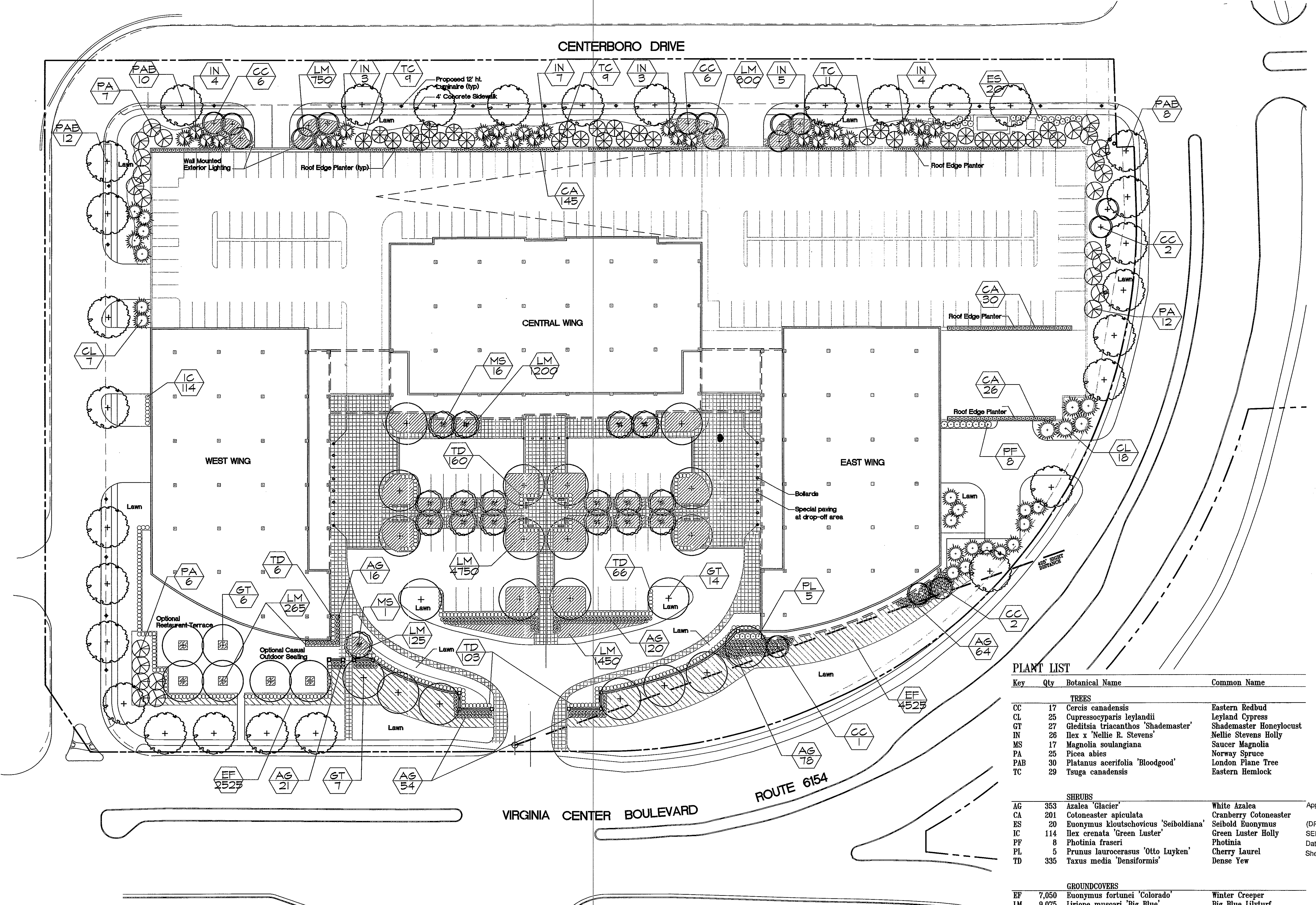
CENTRAL WING

WEST WING

EAST WING

VIRGINIA CENTER BOULEVARD

ROUTE 6154



PLANT LIST

Key	Qty	Botanical Name	Common Name
TREES			
CC	17	Cercis canadensis	Eastern Redbud
CL	25	Cupressocyparis leylandii	Leyland Cypress
GT	27	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust
IN	26	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
MS	17	Magnolia soulangiana	Saucer Magnolia
PA	25	Picea abies	Norway Spruce
PAB	30	Platanus acerifolia 'Bloodgood'	London Plane Tree
TC	29	Tsuga canadensis	Eastern Hemlock
SHRUBS			
AG	353	Azalea 'Glacier'	White Azalea
CA	201	Cotoneaster apiculata	Cranberry Cotoneaster
ES	20	Euonymus klatschovius 'Seiboldiana'	Seibold Euonymus
IC	114	Ilex crenata 'Green Luster'	Green Luster Holly
PF	8	Photinia fraseri	Photinia
PL	5	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel
TD	335	Taxus media 'densiformis'	Dense Yew
GROUNDCOVERS			
EF	7,050	Euonymus fortunei 'Colorado'	Winter Creeper
LM	9,075	Liriope muscari 'Big Blue'	Big Blue Lilyturf

Notes:

- Luminaires shall be similar to Holophane Hallbrook Series, 12' ht, with aluminum poles, black or dark green finish, and 100W metal halide lamp. The manufacturer, height, and style of luminaires specified on the final plan, as well as the final location and quantity of the luminaires is preliminary, and is subject to revision at time of final design,
- The Landscape Plan is preliminary and subject to revision at the time of final design and engineering. Plant material may be revised at final plan based on availability of material.
- All roof edge planters shall be irrigated.